

## 7.88 Stow Bardolph (SVAH)

### Stow Bardolph

#### *Smaller Village and Hamlet*

**7.88.1** Stow Bardolph is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**7.88.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Area-Wide Policies in this Plan (including, in particular, Policy POAW 3 'Infill Development in the Smaller Villages and Hamlets').

## 7.89 Stow Bridge (SVAH)

### Stow Bridge

#### *Smaller Village and Hamlet*

**7.89.1** Stow Bridge is designated a 'Smaller Village and Hamlet' by the 2011 Core Strategy. As such it does not have any specific site allocations or a development boundary.

**7.89.2** Only very limited development would be expected here, and this would be judged against the range of policies in the Core Strategy and the Area-Wide Policies in this Plan (including, in particular, Policy POAW 3 'Infill Development in the Smaller Villages and Hamlets').

## 7.90 Syderstone (RV)

### Syderstone

#### *Rural Village*

#### **Description**

**7.90.1** Set on a rising site above an extensive common, Syderstone is a small linear village situated in the north eastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities other than a pub. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone Parish has a population of 445<sup>(69)</sup>.

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69 Census data 2011

**7.90.2** Syderstone Common is a Norfolk Wildlife Trust nature reserve, and designated as an SSSI (Site of Special Scientific Interest). The Landscape Character Assessment<sup>(70)</sup> characterises the area surrounding Syderstone as part 'Rolling Open Farmland' and part 'Plateau Farmland'. The area is distinctly rural and peaceful which is partly due to its position away from more strategic road links.

## Strategic Background

**7.90.3** Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages by the Core Strategy. The village is about 7 miles west of the town of Fakenham in bordering North Norfolk District which provides a good range of services and facilities. Based on the Council's preferred method of distributing new development (as outlined in the first section), Syderstone would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the council would prefer to allocate five houses including one affordable home.

**7.90.4** Norfolk County Council, as minerals planning authority, has indicated that sand and gravel deposits are present in most areas of the village but that this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

**7.90.5** The settlement is served by RAF Sculthorpe Waste Water Treatment Works. Anglian Water has not indicated that there would be any issues with existing capacity in the network to accommodate a small level of growth.

**7.90.6** The settlement is in a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

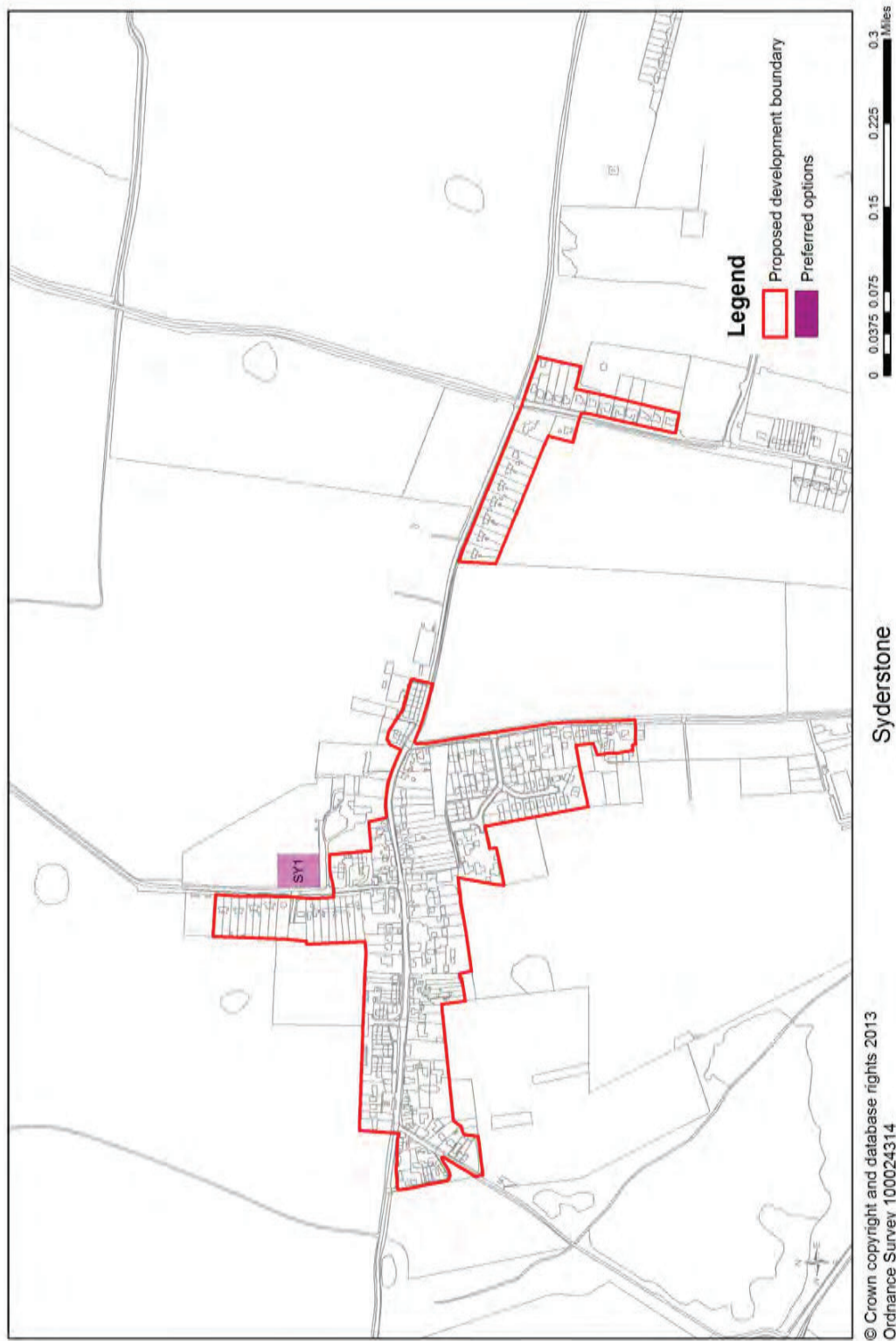
## Response to the consultation

**7.90.7** No comments were received from members of the public or Syderstone Parish Council. Additional information was submitted by agents and developers in support of sites they are promoting. Two agents showed support for the proposed development boundaries.

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70 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

Preferred Option



## Site Allocation

### Draft Policy SY1 Land east of Creake Road

Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details demonstrating safe access provision onto Creake Road;
2. Incorporation of a high quality landscaping scheme to the north and west boundaries to minimise the impact of the development on the wider countryside and the Grade 1 Listed Church of St. Mary;
3. Provision of affordable housing in line with current standards;
4. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'.

## Site Description and Justification

**7.90.8** The site is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is in a fairly central location within the settlement and is within walking distance of the village centre. There are no constraints to access and the site offers several possible layout opportunities.

**7.90.9** All proposed sites are classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought.

**7.90.10** English Heritage have expressed concern about the proximity of the site to the Grade 1 Listed Church and consider new development is likely to cause some harm to its significance if the whole site were developed. However, the site size has been reduced to mitigate potential harm and the policy contains a clause to ensure high quality landscaping will be delivered on the east and north boundaries which will provide a level of natural screening from the Church and the wider countryside.

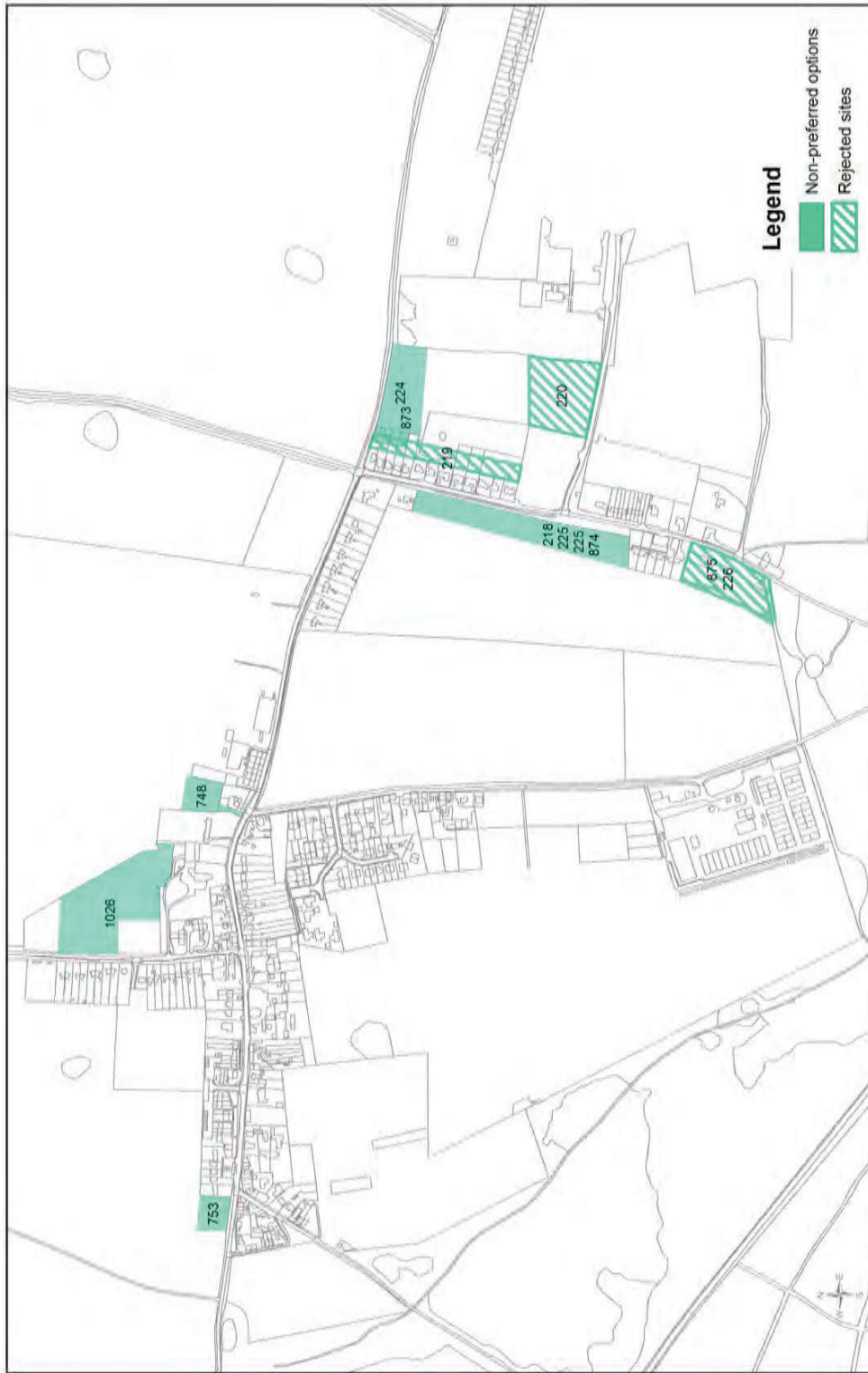
**7.90.11** The alternative option identified as preferred by the Sustainability Appraisal (site 748) is subject to issues with access and layout of the site which are constrained by the site's position, size and significant trees bordering the church. In comparison to site 748, development of site 1026 is less likely to impact on the historic setting of the church.

**7.90.12** The site runs parallel to frontage development on the western side of Creake Road and it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing development. However, a pole mounted transformer sits in a prominent road frontage position approximately 45 metres from the southern boundary of the

site and this may prevent such development, Alternatively, if the transformer prevents linear road frontage development, it may be possible to create a cul-de-sac development (reflecting the development to the immediate south of the site) with access off Creake Road at the south of the site.

**7.90.13** Whilst longer views of site 1026 are afforded than 748 these are primarily from Creake Road and the site would be read in the context of development on the opposite side of the road.

## Detail of other options considered



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Ordnance Survey 100024314

Syderstone

Preferred Option	Main comparative reason(s) for selection
<b>SY1</b> (1026)	Proximity to village services Safe access can be achieved  Space to accommodate five dwellings Potential adverse impacts on the setting of the Grade 1 Listed Church of St. Mary could be mitigated through sensitive design and reducing the site size, providing suitable screening at the eastern boundary
Non-preferred Options	Main comparative reason(s) for not being selected
<b>Site 748</b>	The access and layout of the site are constrained by the site's position, size and significant trees bordering the church. Development on the site would appear cramped and at odds with existing development around the church and is likely to have an unacceptable impact on the setting of the Grade 1 Listed Church of St. Mary.
<b>Site 753</b>	The site is less well integrated with the services that the settlement has to offer than either sites 748 or 1026.
<b>Site 225 / 218 / 874</b>	Site is on the outskirts of the village and is further from the village services than the preferred option
<b>Site 224 / 873</b>	Site is on the outskirts of the village and is further from the village services than the preferred option
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
<b>Site 219</b>	Site undeliverable for housing as landowner proposed extensions to gardens
<b>Site 220</b>	Site away from the main built up area of village
<b>Site 226</b>	Site away from the main built up area of village
<b>Site 875</b>	Site away from the main built up area of village
<b>Site 876</b>	Site away from the main built up area of village